

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the national Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: The Law Office of Erick DeLaRue, PLLC, 2800 Post Oak Blvd., Suite 4100, Houston, TX 77056.

### **DEED OF TRUST INFORMATION**

Date: 7/27/2017  
Grantor(s): SHAWN LAPORTE  
Original Mortgagee: Polaris Loan Servicing and Jonathan W. Seveney and Brian Phillips  
Original Principal: \$85,000.00  
Recording Information: Instrument Number 2017046376  
Property County: Galveston  
Property: The West 50 feet of Lot 8, in Block 150, in the City and County of Galveston County, Texas, according to the map or plat of common and accepted usage.  
Reported Address: 1011 30<sup>th</sup> Street Rear, Galveston, Texas 77550

### **MORTGAGE SERVICING INFORMATION**

The Mortgage Servicer, if not the Current mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Polaris Loan Servicing and Jonathan W. Seveney and Brian Phillips  
Mortgage Servicer: Polaris Loan Servicing and Jonathan W. Seveney and Brian Phillips  
Current Beneficiary: Polaris Loan Servicing and Jonathan W. Seveney and Brian Phillips

Mortgage Servicer Address: 4415 Chateau Creek Way, Spring, Texas 77386

### **SALE INFORMATION**

Date of Sale: Tuesday, the 1<sup>st</sup> day of September, 2020  
Time of Sale: 10:00 am or within three hours thereafter  
Place of Sale: The First Floor Lobby or the Galveston County Courthouse, 722 Moody (21<sup>st</sup> Street), Galveston, Texas 77550 or as designated by the County Commissioner's Office pursuant to section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place or as designated by the County Commissioners.

Substitute Trustee(s): Erick DeLaRue  
Substitute Trustees address: 2800 Post Oak Boulevard, suite 4100, Houston, TX 77065

WHEREAS the above named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Erick DeLaRue has been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Erick DeLaRue, any to act, as Substitute Trustee will sell the Property to highest bidder for cash on date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.



ERICK DELARUE as Substitute Trustee

SUBSCRIBED AND SWORN TO BEFORE ME on the 10 day of August, 2020.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires:

8/23/2020



**For Information:**

Law Office of Erick DeLaRue, PLLC

2800 Post Oak Boulevard, Suite 4100

Houston, TX 77056

Telephone: 713-899-6727

## FILED

Instrument Number: *FILED2020001156*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 08/10/2020 1:39PM

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*